

Robert Mann & Cynthia Gibson

593 West Drive, Severna Park, MD 21146
561-628-1559 / Robert.mann@sysco.com

Date: August 26, 2025

Anne Arundel County Office of Planning and Zoning

2664 Riva Road #170, Annapolis, MD 21401

Subject: Request for Variance – Setback Requirement

Property Address: 593 West Drive, Severna Park, MD 21146

Permit Number: **B02438629** (Residential Single Family Dwelling Permit)

I am writing to formally request a variance from the required side and rear yard setback for the property located at 593 West Drive which is owned by Cynthia Gibson. We are respectfully requesting relief from the 15-foot rear yard setback and 7-foot side yard setback to allow for the placement of a shed.

Due to the current conditions and hardship beyond our control, strict compliance with the zoning setback requirements would create a practical difficulty or undue hardship, preventing reasonable use of the property.

- Recently blended 5-member family has been blended into one household
- Existing property and home (small size - without the available space and budget for a garage addition)
- Existing structures, landscape and impeding privacy fence along right side property line
- All neighboring property owners do NOT object to the placement or visibility of the new shed (names, contact info and addresses available upon request)

The proposed structure is 12 foot by 30 foot, and we are requesting a variance to allow a setback of 4-foot rear setback and 2+ foot side set back. The 2-foot requested side yard set back is approximately +6~8 inches due to neighbors impeding privacy fence.

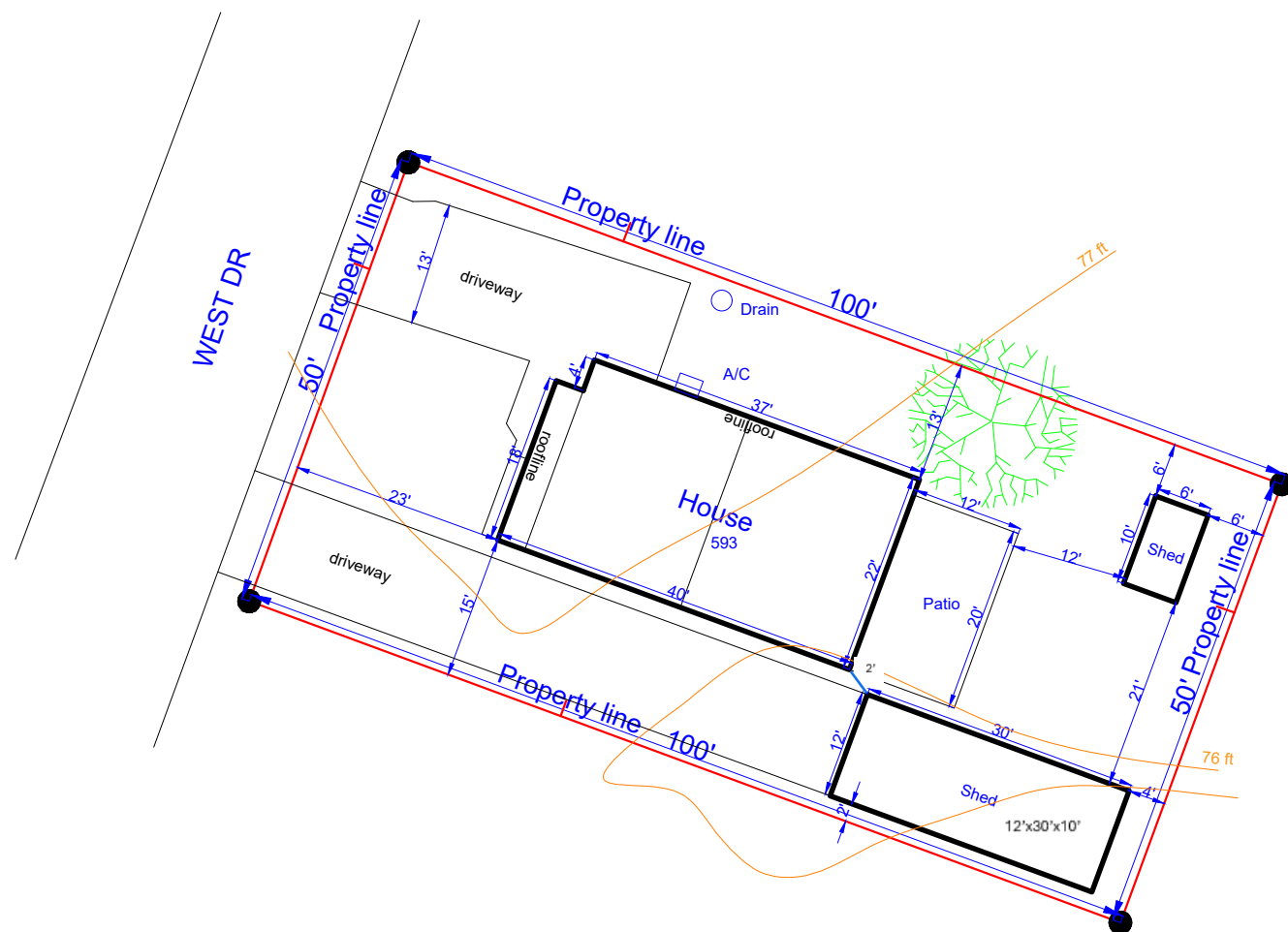
We believe that granting this variance:

- Has no negative environmental and or critical area impacts
- Will not adversely affect the character of the neighborhood,
- Will not be detrimental to the public welfare or injurious to nearby properties
- Represents the minimum necessary to afford relief.

Please find attached a copy of the site plan showing the proposed structure and its relation to property lines, as well as photographs and supporting documentation. We respectfully request your consideration and approval of this variance. Please contact us via LUN or in person if you require additional information or documentation.

Sincerely,

Robert Mann and Cynthia Gibson



Parcel No. (APN) 03-170-90033116
Land Use RESIDENTIAL
SINGLE FAMILY RESIDENCE
Lot Area 5,000 SF (0.12 ACRES)

ADDRESS: 593 WEST DR
SEVERNA PARK, MD 21146
Scale: 1"=20'

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

